

**MEETING:**                               **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                   **MARCH 19, 2012**  
**PLACE:**                                 **COUNCIL CHAMBERS**  
**MUNICIPAL BUILDING COMPLEX**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, ILLINOIS**

**1. CALL TO ORDER:**

Village President Bill McLeod called the meeting to order at 7:01 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas, Gary Stanton.  
A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
D. O'Malley, Deputy Village Manager  
A. Janura, Corporation Counsel  
M. Koplín, Asst. Village Manager  
M. Hish, Police Chief  
B. Gorvett, Fire Chief  
D. Schultz, Community Relations Coordinator  
K. Gomoll, Public Works Superintendent  
A. Garner, H&HS Director  
M. DuCharme, Finance Director  
P. Seger, HRM Director  
P. Gugliotta, Planning Director  
B. Anderson, CATV Coordinator  
S. Kuechler, GG Intern  
B. Gibbs, SCA General Manager  
N. Collins, Emergency Management Coordinator

**6. REPORTS:**

**6.A. President's Report**

- 2) Great Citizen Award(s)

Priyal Amin was recognized for her supplying the Children's Advocacy Center with an AED by selling cookies at Fremd High School.

Motion by Trustee Pilafas, seconded by Trustee Newell, to recess the Board meeting and return to the Committee meeting. Voice vote taken. All ayes. Motion carried. Time 7:07 p.m.

Village President Bill McLeod called the meeting to order at 7:37 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas, Gary Stanton.  
A quorum was present.

Amber Smith, La Quinta Inn, was recognized for collecting blankets to donate to the Police Explorers so they could be distributed.

Motion by Trustee Pilafas, seconded by Trustee Mills, to recess the Board meeting and return to the Committee meeting. Voice vote taken. All ayes. Motion carried. Time 7:40 p.m.

Village President Bill McLeod called the meeting to order at 8:23 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas, Gary Stanton. A quorum was present.

**2. PLEDGE OF ALLEGIANCE TO THE FLAG:**

The Pledge was led by Trustee Mills.

**3. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Pilafas, seconded by Trustee Newell, to approve Item 4. Voice vote taken. All ayes. Motion carried.

- 1) Approval of minutes from March 5, 2012.

**5. CONSENT AGENDA/OMNIBUS VOTE:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.A.

**5.A. Approval of Agenda**

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.B.

**5.B. Approval of the schedule of bills for March 19, 2012: \$17,098,801.26.**

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. REPORTS:**

**6.A. President's Report**

- 1) Proclamation(s)

Trustee Newell read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Green, to concur with the proclamation proclaiming, 8:30 p.m. to 9:30 p.m. on Saturday, March 31, 2012 as Earth Hour 2012.

The Great Citizen Awards were recognized earlier.

2) Great Citizen Award(s)

Amber Smith

Priyal Amin

4<sup>th</sup> of July Festival

Mayor McLeod is continuing to have discussions about the 4<sup>th</sup> of July Festival with the Mayors of Hanover Park and Elgin.

Motion by Trustee Mills, seconded by Trustee Kincaid, to accept the resignation, with deep regrets, of Charlie Boxenbaum from the Environmental Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to accept the resignation, with deep regrets, of Diwakar Cherukumilli from the Emerging Technology Advisory Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Kincaid, seconded by Trustee Pilafas, to accept the appointment of Susan Bielick to the 4<sup>th</sup> of July Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reported that he was in Springfield for the NWMC Legislative Days, that he attended a District 54 Executive meeting, a breakfast at Alden Poplar Creek that was hosted by Representative Crespo, the Disabled Commissions St. Patrick's Day dance, a lunch at the Barn and a special 4<sup>th</sup> of July meeting.

**6.B. Trustee Comments**

Trustee Stanton stated that he was in Springfield for the NWMC Legislative Days, attended the Boy Scouts Pinewood Derby at SCA and Representative Crespo's Breakfast at Alden Poplar Creek.

Trustee Kincaid reminded everyone to vote.

Trustee Mills had no report.

Trustee Pilafas announced that he tried out and was cast in a musical with his son and that he attended the Disabled Commissions St. Patrick's Day dance.

Trustee Newell stated that she attended a Jaycees program at Jerseys, the Pinewood Derby and the St. Patrick's Day dance.

Trustee Green announced that she is going to Ireland for vacation and will miss the next two weeks.

**6.C. Village Manager's Report**

Village Manager Norris had no report.

**6.D. Village Clerk's Report**

The Village Clerk reminded everyone that Election Day is tomorrow and if they were unsure of where their polling place was they could call the Clerk's Office and we will look it up.

#### **6.E. Treasurer's Report**

Motion by Trustee Pilafas, seconded by Trustee Newell, to approve Item 6.E.

Mr. DuCharme stated that for the Month of February 2012 cash receipt and transfers-in exceeded cash disbursements and transfers-out for the operating funds by \$422,745. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$21.1 million. For all of the Village funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$13,225,996, primarily due to the EDA note payment. Overall, the total for cash and investments for all funds decreased to \$141.3 million.

#### **6.F. Committee Reports**

##### **Finance**

Trustee Pilafas stated that they would be meeting to request approval of a resolution regarding a complimentary ticket policy at the Sears Centre Arena; request authorization to go out to bid and select a supplier based on the recommendation of Energy Choices with authorization to allow the Village Manager to enter into a contract with a third party supplier to lock in pricing; request acceptance of Finance Department, Information Systems Department and Sears Centre Arena Monthly Reports.

##### **Public Health & Safety**

Trustee Green stated that they would be meeting to request approval to enter into an intergovernmental agreement with Northwest Central Dispatch System for the financing of subscriber radios; request approval of: a) a traffic enforcement agreement between the Village of Hoffman Estates and Highland Crossing Condominium Association; and b) administrative approval of future traffic enforcement agreements with private properties; request approval to follow the Northwest Municipal Conference cost containment recommendation and award the contract for the purchase of reserve ambulance 23 to Foster Coach Sales, Sterling, IL (Representing Medtec Ambulance) in an amount not to exceed \$\_\_\_\_\_ ; request acceptance of Police Department, Health & Human Services , Emergency Management Coordinator and Fire Department Monthly Reports.

##### **Public Works & Utilities**

Trustee Newell stated that they would be meeting to hear a presentation of the 30-day Progress Report from Commonwealth Edison regarding the status of resident issues concerning power service; request authorization to extend 2011 contract for 2012 Parkway Tree Planting Program to St. Aubin Nursery, Kirkland, IL in an amount not to exceed \$77,000; request authorization to award contract for 2012 season landscape maintenance services for Village owned sites, state rights-of-way, detention areas and park type properties to Alaniz Group, Elgin, IL (low qualifying bid), in an amount not to exceed \$83,000; request authorization to waive formal bidding and purchase replacement Water/Sewer trucks through Suburban Purchasing Cooperative Purchase Contract from Currie Motors, Frankfort, IL, in an amount not to exceed \$105,387; request acceptance of the Department of Public Works and Transportation and Engineering Division Monthly Reports.

#### **6.E. Treasurer's Report**

Motion by Trustee Pilafas, seconded by Trustee Newell, to approve Item 6.E.

Mr. DuCharme stated that during the month of February 2012 cash receipts and transfers-in exceeded cash disbursements and transfers-out for the operating funds by \$430,193. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$20.7 million. For all of the Village funds, cash disbursements and transfers-out exceeded cash receipts and transfer-in by \$531,573, mainly due to our annual insurance policy payments. Overall, the total for cash and investments for all funds decreased to \$154.6 million.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

**7. PLANNING AND ZONING COMMISSION (Vice Chairperson Gaeta)**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the petitioners' request and defer Items 7.A. and 7.B. to April 2, 2012. Voice vote taken. All ayes. Motion carried.

**7.A.1.** Request by Handelsen Productemaatschappij Deshouw BV (Owner) for a site plan amendment for parking lot changes at 2300-2360 W. Higgins Road (Barrington Square Town Center). The following conditions shall apply:

1. Waivers from Sections 10-4-4 C. 2. b. and 10-5-2 C.2 are granted to allow striped islands to be located at the end of the parking row instead of curbed landscaped islands, until such time as the property to the south of the islands is redeveloped.
2. A waiver from Section 10-8-1 G. 2. a. 8) (a) of the Subdivision Code is granted to allow the depth of flooding at the 100-year frequency flood event to exceed 1.0 feet within a parking lot, based on the fact that this project will lessen the frequency of these occurrences as compared to the current design.
3. The 2009 site plan approval condition pertaining to the Menard's demolition on the site, which required the redevelopment of the vacant property to occur within 3 years, shall be removed with this approval as long as the petitioner continues to market the vacant property for redevelopment, and maintaining the area with grass in accordance with Village Code.

**7.B.** Request by Handelsen Productemaatschappij Deshouw BV (Owner) for preliminary concept plan approval of a retail building at 2300-2360 W. Higgins Road (Barrington Square Town Center). The following conditions shall apply:

1. Preliminary Concept Approval of the retail building is limited to the point that a building could potentially be built in the area as depicted on the architectural site plan. No guarantees as to the final size of building, amount and location of parking or the specific location of the building are given with this approval. If and when a building is proposed for the site, the development will be subject to Village review and approval of the final site plan as required by code.
2. It is acknowledged that as part of the Preliminary Concept Approval, the petitioner has indicated a potential that they may request approval to construct a portion of the parking lot upon the adjacent Village lift station property. The petitioner retains the right to make this request, and the Village acknowledges that reasonable consideration will be given to such a request, however, this current approval does not include any right to construct any improvements on the Village site.

Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the Planning and Zoning Commission and approve the petitioners' request.

**7.C.** Request by Prairie Stone Crossing, LLC (Owner) and Jimmy Vitale d/b/a Stone Eagle Tavern (Contract Purchaser) for a special use under Section 9-7-5-B-2, preliminary and final site plan amendment to permit a restaurant within an existing building located at 4680 Hoffman Boulevard and preliminary and

final plat of resubdivision and site plan amendment for improvements to the adjacent Prairie Stone Crossing site located at 4600-4700 Hoffman Boulevard. The following conditions shall apply:

1. A letter of approval from the Prairie Stone POA shall be provided to the Village prior to the issuance of a building permit.
2. Per Section 9-7-5-C of the Zoning Code, the following area regulations for Lot 6A2 shall be approved as part of the special use request:
  - a) Minimum Lot Area - 0.4517 acres
  - b) Minimum Lot Width – 167.98’
  - c) Front Yard Setback – 16’
  - d) West Side Yard Setback – 18’ including an access drive aisle
  - e) Rear Yard Setback shall be allowed to contain accessory parking.
3. Because Lot 6A2 is part of a larger commercial property which contains sufficient landscaping, the following exceptions pertaining to landscaping are granted with this Lot 6A2 approval.
  - a. An exception is granted to the Sears Annexation and Development Agreement pertaining to landscape to permit Open Space to be 10% instead of 15%.
  - b. An exception is granted to the Sears Annexation and Development Agreement pertaining to landscape to permit one open space tree instead of the required two.
  - c. An exception is granted to the Sears Annexation and Development Agreement pertaining to landscape to permit 244 square feet of parking lot landscape instead of the required 585 square feet.
  - d. An exception is granted to the Sears Annexation and Development Agreement pertaining to landscape to permit a zero foot landscape strip around the perimeter instead of the required ten feet and to have zero trees within that setback instead of the required 1 tree per 400 square feet of setback.
4. The Stone Eagle Tavern owner acknowledges that an impact fee will be due in accordance with the Village’s Road Improvement Impact Fee Program and in accordance with the Sears Annexation and Development Agreement. Based on a building of 6,645 square feet, the estimated fee is \$12,293.25. The fee amount is valid through 2012 and will be due prior to any certificate of occupancy being issued for the building.
5. The Stone Eagle Tavern lot and building shall be governed by the existing master sign plan for the Prairie Stone Crossing property. The resubdivision of the property to create the Stone Eagle Tavern lot shall have no effect on the applicability of the existing master sign plan to the Stone Eagle Tavern lot and building.
6. The Village shall have the right to proceed with any legal compliance action with either owner of Lot 6A1 or 6A2 if the trash enclosure proposed as part of this project is not repaired or maintained as per Village Code, including keeping the doors closed at all times when an employee is not present. Also, in the event that the Village determines the dumpster is not properly maintained and the doors are not kept closed on a repeated basis, the owners of Lots 6A1 and 6A2 shall be required to relocate the dumpster enclosure to a new location acceptable to the Village.
7. Because this retail development has been designed and built to operate as one cohesive property, the owners of Lots 6A1 and 6A2 shall each be responsible for abatement of any violation on either lot. The Village shall have the right to pursue compliance action against either lot owner for any violation on either lot.
8. Prairie Stone Crossing, LLC shall remove the existing trash enclosure and restore the site to parking. This work shall be completed prior to any certificate of occupancy being issued for the Stone Eagle Tavern building.
9. The Final Plat of Resubdivision shall be recorded within 90 days of approval by the Village Board and prior to the sale of property or the issuance of any building permit for Stone Eagle Tavern.

### **Discussion**

Trustee Mills asked when they thought they would be open.  
Jimmy Vitale, Stone Eagle Tavern owner, replied late summer.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

**8. ADDITIONAL BUSINESS:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Items 8.A. through 8.F. by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.A.

**8.A.** Request Board approval of Resolution No. 1515-2012 authorizing approval of a Cost Recovery Agreement between Hoffman Village (RMS Properties IX, LLC) and the Village of Hoffman Estates (Hoffman Village Shopping Center).

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.B.

**8.B.** Request Board approval of Resolution No. 1516-2012 directing the publishing of the 2012 Zoning Map.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.C.

**8.C.** Request Board authorization of an EDA contract amendment for the western development area lift station upgrades in an amount not to exceed \$6,070.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.D.

**8.D.** Request Board authorization to award contract for the 2012 Street Revitalization Project to Schroeder Asphalt Services, Inc. (low bidder) in an amount not to exceed \$2,731,837.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.E.

**8.E.** Request Board authorization to award contract for Phase I engineering services on the Barrington Road full interchange project to Crawford, Murphy & Tilly, Inc., Aurora, IL, in an amount not to exceed \$1,977,577.41.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.F.

**8.F.** Request Board authorization for the Village to participate in a joint purchase with the State of Illinois, State Bid Table A option #1, for 2012-2013 procurement of road salt, in the amount of 2,000 tons.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

## **9. ADJOURNMENT:**

Motion by Trustee Pilafas, seconded by Trustee Newell, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 8:42 p.m.

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Bev Romanoff  
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



